Annexure A

FORM 1

[*See* Regulation 3]

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project & for Withdrawal of Money from Designated Account)

Date: 08-01-2025

To,
SWANAND REALTIES,
GROUND FLOOR, NABHRAJ NANDANVAN PHASE-1,
OPPOSITE AIRPORT, MIDC CHIKALTHANA AREA, AURANGABAD,

Subject: Certificate of Percentage of Completion of Construction Work of **NAKSHATRA RESIDENCY** having MahaRERA Registration Number **P51500033699** being developed by **SWANAND REALTIES.** (Oct to Dec 2024)

Sir,

I / We **MANISH KALE & ASSOCIATES** have undertaken assignment as Architect / Licensed Surveyor of Certifying Percentage of Completion of Construction Work of **NAKSHATRA RESIDENCY** having MahaRERA Registration Number **P51500033699** being developed by **SWANAND REALTIES.**

Based on the Site Inspection, with respect to the Layout / each Building/Wing of the aforesaid Real Estate Project, I certify that as on date of this Certificate, the Percentage of Work Done for each of the Building/Wing of the Real Estate Project under MahaRERA is as per Table-A herein below. The percentage of work executed with respect to each of the activity of entire Phase is detailed in Table-B.

TABLE-A

Layout / Building / Wing Number for **NAKSHATRA RESIDENCY**

S. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100%
2	X number of Basement(s) and Plinth	100%
3	X number of Podiums	-----
4	Stilt Floor	100%
5	X number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level	100%
	connecting Staircases and Lifts, Overhead and Underground Water Tanks.	
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	95%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	95%

TABLE-B

Common Areas (Internal & External Development Works) for **NAKSHATRA RESIDENCY**

S. No.	Common Areas & Facilities	Proposed (Yes / NO)	Percentage of actual Work Done (As on date of Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths :	NO	-----	N.A.
2.	Water Conservation, Rain water Harvesting :	YES	90%	NA
3.	Energy management :	NO	-----	N.A.
4.	Fire Protection And Fire Safety Requirements :	YES	90%	NA
5.	Electrical Meter Room, Sub-Station, Receiving Station :	YES	90%	NA
6.	Aggregate area of recreational Open Space :	NO	-----	N.A.
7.	Open Parking :	NO	-----	N.A.
8.	Water Supply :	YES	100%	FROM BORE-WELL
9.	Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	90%	NA
10.	Storm Water Drains :	NO	-----	N.A.
11.	Landscaping & Tree Planting :	NO	-----	N.A.
12.	Street Lighting :	NO	-----	N.A.
13.	Community Buildings :	NO	-----	N.A.
14.	Others (Option to Add more)	NO	-----	N.A.

Yours faithfully,

For MANISH KALE & ASSOCIATE

Manish Vasant Kale
Architect & Approved Valuer
Reg. No. CA/93/15610

Agreed & Accepted by:

Signature of Promoter
Name: **SWANAND REALTIES**
Date: **08-01-2025**

SWANAND REALTIES * CHH. SAMBHAJINAGAR * A2D5884